

Symonds
& Sampson



Manor Farm Cottage

West Grimstead, Salisbury, Wiltshire

Manor Farm

Cottage

West Grimstead

Salisbury

Wiltshire SP5 3RE

A substantial family home situated on the outskirts of the popular village of West Grimstead benefitting from views over the surrounding countryside.



- Unfurnished
- Long term let
- Available immediately
- Situated in the popular village of West Grimstead
 - Far reaching countryside views
 - Off road parking for several vehicles

£1,900 Per Month

Blandford Lettings
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THE PROPERTY

A substantial family home situated on the outskirts of the popular village of West Grimstead benefitting from views over the surrounding countryside.

Available immediately with preference for a longer-term tenancy. Pets at Landlord's discretion.

Manor Farm Cottage is a well presented four-bedroom detached cottage approached via a five-bar gate, with the gravel driveway leading to the enclosed garden mainly laid to lawn with parking for multiple cars.

This rural home provides accommodation over two floors, the ground floor comprises of an entrance hallway, lounge and kitchen/dining room with doors leading to the patio. Upstairs, there are four bedrooms with ensuite to the master and the family bathroom with shower over.

The property benefits from oil central heating and double glazing throughout.

Zero deposit option available via Reposit.

Rent - £1900 per month / £438 per week

Holding Deposit - £438

Security Deposit - £2192

Council Tax Band - D

EPC Band - D



SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains electricity, oil for the heating and private septic tank. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property is of a brick build under a tiled roof and will be let unfurnished.

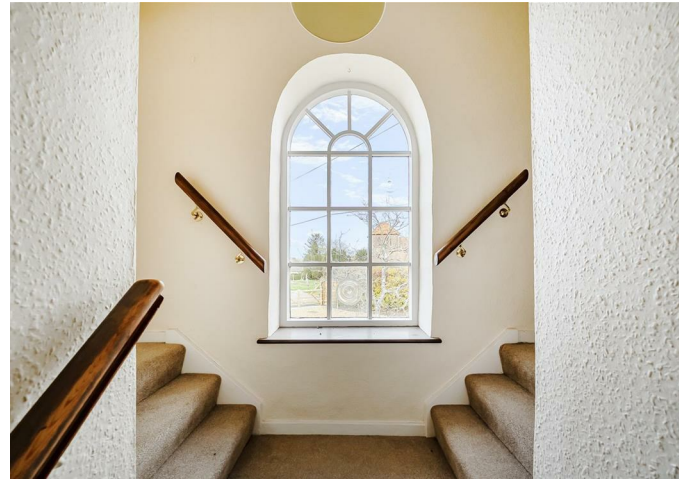
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

SITUATION

What3words:///trapdoor.dice.respond

The property is situated on the edge of a working farm and has a lovely view to rear over farmland. West Grimstead is a small village with picturesque walks, cycle rides and horse riding. There is a beautiful church, village recreation green and active village hall. The popular Hook and Glove public house can be reached via a lovely woodland walk to the next village. There is a local shop and Post Office available in Whaddon which is approx one mile away. More extensive amenities are available in Salisbury city centre in addition to the nearby market town of Romsey just a few miles away.



DIRECTIONS

Leave Salisbury on the A36, heading for Southampton. Take the first turning for West Grimstead on the left. Turn left at the T Junction and head into the village. Take the second right into Church Street, and Manor Farm Cottage is in front of you, at the end of this short lane.

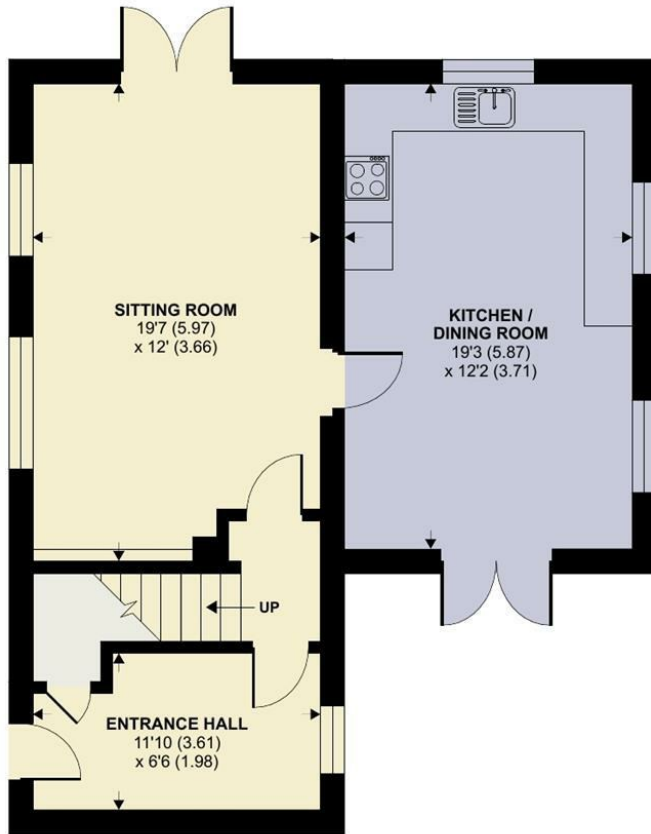


Energy Efficiency Rating	
Current	Potential
 Current: B (83)	Potential: C (58)
<small>More energy efficient = higher ranking score. England & Wales</small>	

West Grimstead, Salisbury

Approximate Area = 1228 sq ft / 114.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1374261



Blandford/LM/June26



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